

## Local Comercial en venta en La Zenia, Alicante

1.800.000€






















A unique investment opportunity, this sizeable south-facing commercial unit in La Zenia occupies a prestigious location. The building offers spacious office or commercial space across four storeys with lift access to all floors and full access for persons of limited mobility.

A basement level of 418 m<sup>2</sup> provides 14 underground car parking spaces and 8 storage rooms. The sub-basement level of 416,3 m<sup>2</sup>, ground floor of 413,7 m<sup>2</sup>, and first floor of 324,7 m<sup>2</sup> provides a large area for offices dedicated to commercial use, hospitality or the private services sector. A balcony on the first floor runs around three sides of the building's periphery.

The building occupies a premium location in a high catchment area perfectly suited to business use, and in close proximity to other businesses including Zenia Boulevard. The unit is within walking distance of the beach, and benefits from easy access to the N-332 and AP-7 coast roads with both Alicante-Elche and the Murcia Regional airport reached in under an hour.

An excellent investment project with potential for positive rental returns. Contact Alex at Inmo Investments on +34 966 919 917 for more information or to make an enquiry.

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|--|---|--|
|  0 dormitorios                 |  0 baños                       |  1.573m <sup>2</sup> Tamaño de construcción |
|  Storage room                  |  No pool                       |  Onsite Parking                             |
|  Unfurnished                   |  Terrace                       |  Disabled access                            |
|  Balcony                       |  Walking Distance to Amenities |  Rental Potential                           |
|  Walking Distance to Bus Route |  Walking Distance to Beach     |  Office                                     |
|  Prestigious Area              |  Wheelchair Access             |  Under 1km to beaches                       |
|  Close to the beach            |   |  |